

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department - VGTMUDA, Vijayawada - Change of land use from Residential and Industrial Use to Commercial Use of the site in R.S.Nos. 125/1A, 1B, 2A, 2B, 2C of Nidamanuru Village, Vijayawada Rural Mandal, Krishna district to an extent of Ac. 3.94 cents or 15934.36 Sq.Mtrs. - Draft Variation - Notification - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 389

Dated: 08.09.2010.

Read the following:

1. From the Vice-Chairman, VGTM UDA, Vijayawada, Rc. No. C2-786/2010, Dated: 19.04.2010.
2. Government Memo No. 7925/12/2010, Municipal Administration & Urban Development Department, Dated: 11.8.2010.

ORDER:

The draft variation to the Zonal Development Plan of Nidamanuru zone issued in Government Memo 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No. 413, Part-I, dated 12.08.2010. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs. 5,98,150/- (Rupees Five lakhs Ninety Eight thousands one hundred and Fifty only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated 09.09.2010.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad.

The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM Urban
Development Authority, Vijayawada.

The Special Officer and Competent Authority, Urban Land
Ceiling, Vijayawada.

The District Collector, Krishna District, Vijayawada
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Nidamanuru zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 413, Part-I, dated 12.08.2010 as required by sub-section (3) of the said section.

VARIATION

The site measuring an extent of Ac. 3.94 cents (or) 15934.36 Sq.Mts in R.S. Nos. 125/1A, 1B, 2A, 2B, 2C of Nidamanuru Village with the following schedule of boundaries and which was earmarked for Residential & Industrial Use in the Zonal Development Plan of Nidamanuru zone, sanctioned in G.O.Ms.No. 244, M.A., dated: 27.04.2000, is designated for Commercial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 08/2010/NDM/VJA which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

- (a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
- (h) That the applicant should be handed over the road affected portion i.e., 496.46 sq.Mtrs to Gram Panchayat free of cost by way of registered gift deed before obtaining building permission from the Authority.
- (i) That the applicant should obtain building permission from the competent authority duly paying the required fee & charges after confirmation orders are received for change of land use for the site under reference.
- (j) That the applicant should maintain buffer towards industrial land use and handing over of land affected in widening of NH as prescribed by NH authorities.

SCHEDULE

NORTH : Existing NH-5 falling in R.S.No. 121 of Nidamanuru (V), Vijayawada Rural Mandal.
SOUTH : R.S.No. 124(P) & R.S.No. 125/4A of Nidamanuru (V), Vijayawada Rural Mandal.
EAST : R.S.No. 125/3 of Nidamanuru (V), Vijayawada Rural Mandal.
WEST : R.S.No. 122/P of Nidamanuru (V), Vijayawada Rural Mandal.

**T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

SECTION OFFICER